

September 27, 2006 BS



STAFF'S
REQUEST ANALYSIS
AND
RECOMMENDATION

07SN0114

Sarah H. Sylvester

Matoaca Magisterial District
6402 River Road

REQUEST: A temporary manufactured home permit to park a temporary manufactured home in a Residential (R-7) District.

RECOMMENDATION

Recommend denial for the following reasons:

- A. This temporary manufactured home, which does not meet traditional single family dwelling design standards, will have an adverse impact on the character of this residential and commercial area.
- B. The applicant has provided no information that there are such unusual circumstances that would justify allowing a temporary manufactured home to be placed on this Residential (R-7) zoned lot.
- C. The approval of this request will set a precedent for the placement of other temporary manufactured homes in this area.

GENERAL INFORMATION

Location:

Property is known as 6402 River Road. Tax ID 780-609-2158 (Sheet 45).

Existing Zoning:

R-7

Size:

1.8 acres

Existing Land Use:

Vacant

Adjacent Zoning and Land Use:

North -R-7; Vacant

South -C-3; Residential and vacant

East -O-2 and C-3; Office and residential

West -R-7; Residential

Utilities:

Public water and sewer

General Plan:

(Matoaca Village Plan) Residential (One (1) unit per acre or less) and Village Commercial

DISCUSSION

The applicant is requesting a temporary manufactured home permit to park a temporary manufactured home in a Residential (R-7) District.

The temporary manufactured home will be located on the property belonging to the applicant's daughter and son-in-law, William J. and Linda S. Kofron. The applicant, Sarah H. Sylvester, will be the owner and occupant of the temporary manufactured home.

The subject property is served by public water and sewer.

Staff finds there are no mobile homes located within one-quarter mile of this property.

Staff's field visit revealed that the subject property is unimproved and does not have public road frontage. The applicant has indicated she will use two (2) vacant properties, to ingress and egress the subject property. These two (2) parcels are located at 6306 and 6310 River Road and are owned by the Bank of McKenney. There is a two (2) lane asphalt driveway running through these properties which leads to the Bank of McKenney located at 6310 River Road. There is also an existing

concrete driveway entrance from this asphalt driveway into the subject property. The properties to the south and east are zoned Corporate Office (O-2) and Community Business (C-3). There are single family dwellings and the Bank of McKenney located on these properties. The properties to the north and west are zoned Residential (R-7).

The County Assessor's records indicate that the property was recorded on November 10, 1966. William Kofron, one (1) of the property owner's, purchased the property on this date. This property consists of 1.8 acres and is located approximately 200 feet off the north line of River Road at its intersection with Pickett Avenue.

William J. and Linda S. Kofron, the property owners, also have applied for a Variance to use a parcel of land which has no public road frontage. That case will be heard by the Board of Zoning Appeals on October 4, 2006.

This request, which is for seven (7) years, appears to be out of character with the immediate surrounding area. This temporary manufactured home will be located in an area designated by the Matoaca Village Plan (Village Core) for residential use of one (1) unit per acre or less and for Village Commercial use. One (1) of the goals of this plan is to ensure that office and commercial development and redevelopment within the Matoaca Village Core village promote and enhance the visual appeal of the Village. Staff believes that this request does not meet the Plan goal that future growth within the Matoaca Village Core respects, preserves and reinforces the Village's traditional appearance, scale, form and function.

Also, staff believes that the temporary manufactured home may have an adverse impact on the character of the residential and commercial area. Also, staff feels the placing of a temporary manufactured home in this area is not in character with the existing homes and will set a precedent for others to place temporary manufactured homes in the area.

If the Board grants this request, it will be for a limited time period. Upon expiration of the permit, the applicant may request a renewal of the permit or may remove the manufactured home from the property.

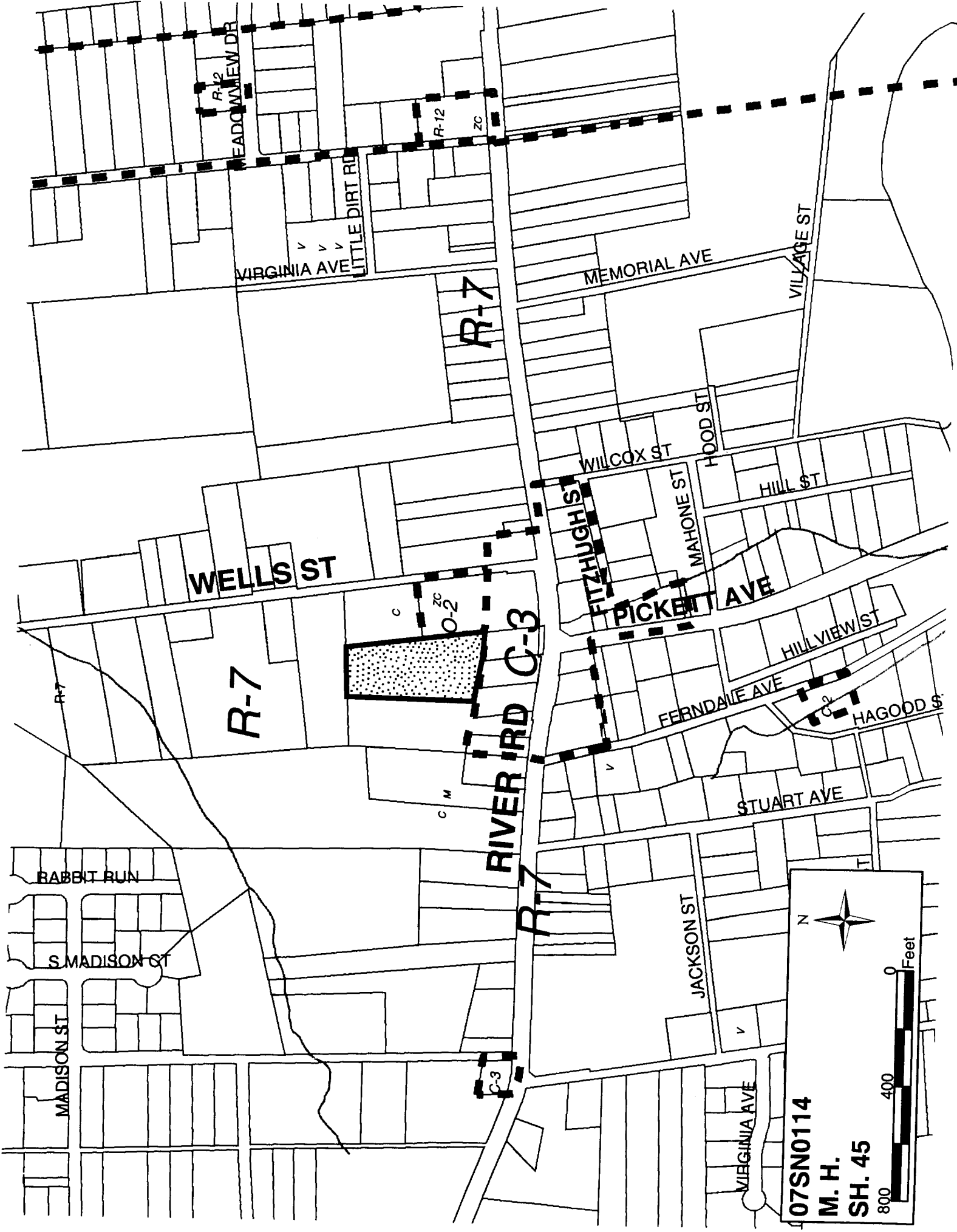
STAFF RECOMMENDS DENIAL OF THIS REQUEST.

However, if the Board desires to approve this request, the Board should impose the following conditions:

CONDITIONS

1. The applicant shall be the owner and occupant of the temporary manufactured home.
2. This temporary manufactured home permit shall be granted for a period not to exceed seven (7) years from date of approval.

3. No lot or parcel may be rented or leased for use as a temporary manufactured home site nor shall any temporary manufactured home be used for rental property.
4. No additional permanent-type living space may be added onto a temporary manufactured home. All temporary manufactured homes shall be skirted but shall not be placed on a permanent foundation.



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